MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Register of Iowa State University Capital Improvement Business Transactions for Period of November 15, 2002 Through January 16, 2003

Date: January 6, 2003

Recommended Action:

Approve the Register of Capital Improvement Business Transactions for Iowa State University.

Executive Summary:

Requested Approvals

Permission to proceed with project planning, and project description and budget ($12,000,000) for the **Utilities—Power Plant Turbine Generator #6** project which would increase the electrical generating capacity of the power plant to serve all of the campus electrical needs (see page 3).

Permission to proceed with project planning:

Morrill Hall Renovation project which would renovate the facility to house functions of the Center for Teaching Excellence, University Museum, and Center for Visual Learning in Textiles and Clothing, provide general classroom and conference space, and correct life safety, deferred maintenance, accessibility and building code deficiencies (see page 5).

Friley Hall Renovation project which would initially develop a master plan for the complete renovation of the residence hall, including the existing food service space to be vacated with completion of the Union Drive Community Center, to provide a modern facility in response to students' needs for living/learning spaces; the University anticipates that the project would be accomplished in multiple phases over multiple years as funds are available (see page 7).

- The University may be asked to present the Friley Hall master plan to the Board at a future date after it is received and reviewed by the Board Office.

Program statement and architectural agreement with Architects Smith

Metzger, Des Moines, Iowa ($818,000) for the **Environmental Health and Safety/Regulated Materials Facility** project which would construct a new facility to consolidate the University's Environmental Health and Safety regulated materials handling operations, laboratories, and offices (see page 8).

Program statement, schematic design, and project description and budget ($3,115,000) for the **Structured Parking—East Parking Deck** project which would construct a single-level parking deck over an existing parking lot located near the site of the Gerdin Business Building (see page 12).

- The schematic design is presented in the booklet included with the Board's docket materials.

Project description and budget ($14,238,500) and architectural agreement with Baldwin White Architects, Des Moines, Iowa ($175,000) for the **General Classrooms and Auditoriums** project which would upgrade instructional facilities in LeBaron Hall, Physics Hall, and various other campus buildings (see page 14).

Project descriptions and budgets:

Laboratory and Animal Housing Security project ($793,000) which would provide security improvements to various campus laboratories (see page 16).

Engineering Teaching and Research Complex—Howe Hall Wind Tunnel project ($544,000) which would renovate space in the Zone D addition to Howe Hall to accommodate the installation of the wind tunnel for use by the Aerospace Engineering Department (see page 17).

Veterinary Medicine Research Institute (VMRI) #1—Renovation of Various Rooms project ($279,810) which would upgrade the Veterinary Diagnostics and Production Animal Medicine laboratories (see page 18).

Revised project budget ($3,487,559) and construction Change Order #1 (not to exceed $150,000) for the **College of Veterinary Medicine—Biosecurity Unit** project for the upgrade of the laboratory for compliance with Biosafety Level 3 (BL-3) requirements to accommodate food animal biosecurity testing (see page 19).

Board ratification of revised project budgets for the **Heady Hall—Elevator Modernization** project ($418,000) and the **College of Design—Elevator Modernization** project ($502,000) which were

approved by the Executive Director to allow award of the construction contracts (see pages 21 through 24).

Engineering agreement with Kirkham Michael and Associates, Des Moines, Iowa ($122,833) for the **2003 Institutional Roads—Union Drive/Knoll Road Intersection Reconstruction** project which would reconstruct and realign the intersection near the Gerdin Business Building (see page 25).

Background and Analysis:

Utilities—Power Plant Turbine Generator #6

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2003	Requested
Project Description and Total Budget	$ 12,000,000	Jan. 2003	Requested

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Background

The campus electrical needs continue to increase due to the construction of new buildings and normal electrical load growth.

In addition, the cost of purchased electricity has increased to the point where it is now more economical to generate electricity in the campus power plant than to purchase it.

However, the power plant does not currently have sufficient capacity to reliably generate the amount of electricity needed to serve all of the campus electrical needs.

Project Scope

This project would increase the electrical generating capacity of the power plant by replacing an existing 3 megawatt turbine generator with a new 15 megawatt generator.

- The University reports that this upgrade would allow the power plant to supply for several years all of the campus electrical needs.

The project would also include necessary structural, mechanical and electrical alterations to the power plant to accommodate the installation of the new generator and connection to the power plant systems.

Additional Information

The University anticipates that the two components of the project, the modifications to the power plant and the installation of the new generator, would be undertaken separately.

- The design requirements for each component differ significantly; therefore, different consultants may be selected to provide the respective design services.
- The modifications to the power plant systems are highly complex and would require very detailed design services.
- In addition, the work for each component would need to be completed on a different construction schedule.
- The project would require extensive coordination of the two components to maintain operation of the power plant while the work is underway.

Anticipated Funding

Utility System Revenue Bonds; the Board's 2003 bond issuance schedule includes the sale of bonds for the project in November 2003.

Project Budget

Construction Cost	$ 10,560,000
Professional Fees	1,240,000
Contingency	200,000
TOTAL	$ 12,000,000

Morrill Hall Renovation

Project Summary

	Amount	Date	Board Action
Feasibility Study—Building Structure and Exterior (Wiss, Janney, Elstner Associates, Chicago, IL)	$ 23,500	Feb. 2002	Not Required*
Feasibility Study—Building Use and Layout (Baldwin White Architects, Des Moines, IA)	39,500	Nov. 2002	Not Required**
Permission to Proceed		Jan. 2003	Requested

* Approved by University in accordance with Board procedures.
** Approved by Executive Director in accordance with Board procedures.

Background

Morrill Hall, constructed in 1890, is one of the University's oldest buildings and is located in a prominent central campus location. (A map indicating the building location is included as Attachment A.)

Morrill Hall has been used for many purposes over the years, including a library, museum, chapel, music studios, photo studios and a variety of administrative offices; it has been unoccupied since 1998.

The building consists of 24,890 gross square feet of space and has had no major remodeling or upgrading since its construction; its condition has deteriorated substantially.

In February 2002, the University retained the firm of Wiss, Janney, Elstner Associates to evaluate the general condition of the building's structure and exterior. (A copy of the study is on file with the Board Office.)

The study concluded the following:

- The structure is in fair condition and would support a remodeling project for future use of the building; and

- The building exterior is in need of extensive repairs, including repairs to the brick exterior and decorative carved limestone, replacement of the windows and roof, and enhancement of the drain tile and sump pump systems.

The University has determined that there is sufficient interest in a fund raising effort to support the renovation of Morrill Hall.

Project Scope

The University wishes to renovate Morrill Hall to house the following:

- Offices and workshop space for the Center for Teaching Excellence;
- Gallery and studio space for the University Museum's Art-on-Campus Collection, instructional programs, and special events;
- Conservation classroom and collection storage for the Center for Visual Learning in Textiles and Clothing; and
- Conference room and classroom for university-wide use.

In addition, the project would correct life safety, deferred maintenance, accessibility, and building code deficiencies.

- Included would be the replacement of the existing interior stair and installation of an elevator and egress stair; repair and replacement of exterior masonry elements; repair and possible replacement of the roofs; replacement of windows; restroom improvements; and exterior modifications for wheelchair access.

The proposed project scope is based on a feasibility study completed by Baldwin White Architects, which outlines possible uses and layouts for the building. (A copy of the study is on file with the Board Office.)

Anticipated Cost/ Funding

$8 million to $10 million to be funded by private giving.

Friley Hall Renovation

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Jan. 2003	Requested

Background

Friley Residence Hall, located in the Union Drive Neighborhood, was constructed in various components from 1926 through 1984 and consists of 280,000 gross square feet. (A map indicating the location of the facility is included as Attachment B.)

The residence hall, which was constructed to house male students only, was designed with large open spaces with little common area program space (study areas, kitchens, music rooms, meeting rooms, etc.).

The University wishes to renovate Friley Hall to provide smaller scale facilities with common area spaces that would promote student interaction, learning communities, and other academic initiatives.

The common spaces would be similar to the areas provided in Union Drive Suite Building 1 (Eaton Hall), which consist of study areas, conference/computer rooms, kitchenettes, etc.

In addition, the proposed renovation of Friley Hall would enlarge the bathroom areas to meet current codes and provide additional privacy.

Project Scope

One of the first efforts of the project would be to develop a master plan for the complete renovation of the facility so that a framework can be established for a logical progression of the work.

Included would be a study of the existing food service space (26,000 square feet) that will be vacated when the new Union Drive Community Center opens in the fall of 2003.

As currently envisioned, the project would provide for the complete renovation of Friley Hall to provide a modern facility that responds to students' needs for living/learning spaces.

Construction would be accomplished in multiple phases over multiple years as funds are available. Board approval would be required before proceeding with each phase.

Anticipated Cost/ Funding

$3 million to $40 million, to be funded by the Department of Residence.

Additional Information

The University may be asked to present the Friley Hall master plan to the Board at a future date after it is received and reviewed by the Board Office.

Environmental Health and Safety/Regulated Materials Facility

Project Summary

	Amount	Date	Board Action
Permission to Proceed		May 2002	Approved
Architectural Agreement—Pre-Design Phase (Architects Smith Metzger, Des Moines, IA)	$ 120,000	Sept. 2002	Approved
Program Statement		Jan. 2003	Requested
Architectural Agreement—Schematic Through Construction Phase Design Services (Architects Smith Metzger, Des Moines, IA)	818,000	Jan. 2003	Requested

Background

The project would construct a facility of approximately 41,500 gross square feet to house all Environmental Health and Safety staff and facilities for processing and storing hazardous waste materials for all on-campus, extension and research farm activities of the University.

The project would consolidate the University's regulated materials operations (currently located in the Chemical Waste Handling Facility (CWHF) located near the Applied Sciences Complex), and the University's Environmental Health and Safety functions currently scattered over several University locations.

The project would respond to the deficiencies with the CWHF for the regulated materials operations.

- The facility has a number of fire and life safety and environmental deficiencies that require corrective action; the 1999 State Fire Marshal's report strongly recommended construction of a new waste handling facility.

The new facility would provide program and cost efficiencies by consolidating these operations with the Environmental Health and Safety functions, and free up space which could be more effectively utilized for the University's academic programs.

Proposed Project Site

The proposed site for the facility is located in the West Pammel Court area in the University's north campus.

- This area was selected due to its proximity to the main campus and major traffic routes; the building design parameters and quantity shipping limitations would allow the facility to be operated within an acceptable risk to the neighboring campus facilities.

- The proposed location is in general conformity with the University's 2000 campus master plan update, which recommends the location of new research facilities on the campus perimeter.

Anticipated Cost — $10,000,000.

Anticipated Funding — A combination of Overhead Use of Facilities funds and revenue bonds; the Board's 2003 bond issuance schedule includes the sale of bonds for the project in July 2003.

- The University anticipates that an enterprise-type operation, which charges operating units for waste handling and other services, would be established to meet the debt service requirements of the bonds.
- The University has been working with the Board's bond counsel on establishment of the enterprise-type operation.

Program Statement — The facility would consist of a total of 33,692 gross square feet of space (20,215 net square feet) and would include the following areas:

- Regulated Materials Facility;
- Radioactive Materials Area;
- Learning Center;
- Industrial Hygiene Laboratory;
- Administrative Offices and Support Areas; and
- Shop Space.

Regulated Materials Facility

This area would be used to identify, label, sort and store regulated materials received from various campus departments prior to transport for disposal or incineration. These materials, which are regulated by the Environmental Protection Agency, the Iowa Department of Public Health, the Center for Disease Control, and the Office of Homeland Security, must be handled in accordance with strict compliance requirements.

Included would be the analysis/treatment laboratory, which would be used for elemental neutralization (lowering the pH of a chemical solution within acceptable disposal limits), identifying chemical waste, and corrosive handling.

Radioactive Materials Area

This area would process both new radioactive materials received for delivery to various campus departments, and radioactive waste material

received from campus departments.

Included would be a package processing area and counting room for processing the new materials, and a staging area and various storage areas for processing the waste materials.

Also included would be a calibration laboratory, which would be used for the adjustment and calibration of specialized radiation detecting equipment.

Learning Center

The Learning Center, and the associated training laboratory, would be used for the safety training programs, including those required by state and federal regulations, which are conducted by the Department of Environmental Health and Safety for University faculty, staff and students.

- The Department's training programs have doubled in the last five years.

- The Department offers some of these programs to non-university entities to serve the needs of the State of Iowa.

The Center would accommodate a classroom seating format for up to 24 people, and a traditional lecture seating format for larger groups of up to 60 people.

The space would incorporate modern technological features such as flexible seating, variable lighting, and multimedia display technology.

Industrial Hygiene Laboratory

The Industrial Hygiene Laboratory would be used for the analysis of bulk asbestos, lead paint, mold and similar materials.

Square Footage Table

The following table provides the detailed square footages for the facility.

Detailed Building Program

Administrative Offices/Support Areas		7,420	
Regulated Materials Facility			
Enclosed Loading Dock	2,100		
Materials Storage Areas	2,180		
Sorting/Staging Area	600		
Changing Rooms/Showers and Laundry	520		
Analysis/Treatment Laboratory	300		
Other	850		
		6,550	
Radioactive Materials			
Radioactive Handling/Storage	900		
Other Storage	850		
Calibration Laboratory	550		
Counting Room	400		
Package Processing	195		
		2,895	
Learning Center			
Learning Center	750		
Training Laboratory	520		
Other	580		
		1,850	
Industrial Hygiene Laboratory			
Industrial Hygiene Laboratory	450		
Industrial Hygiene Equipment Maintenance Room/Storage	650		
		1,100	
Shop Space			
Fire Extinguisher Maintenance Shop/ Storage	400		
		400	
Total Net Assignable Space		20,215	nsf
Total Non-Assignable Space		13,477	
Total Gross Square Feet		33,692	gsf

Net-to-Gross Ratio = 60 percent

Design Services

The agreement with Architects Smith Metzger would provide schematic through construction phase design services for a fee of $818,000, including reimbursables.

Structured Parking—East Parking Deck

Project Summary

	Amount	Date	Board Action
Permission to Proceed		June 2002	Approved
Architectural Agreement (OPN Architects, Cedar Rapids, IA)	$ 178,500	Nov. 2002	Approved
Program Statement		Jan. 2003	Requested
Schematic Design		Jan. 2003	Requested
Project Description and Total Budget	3,115,000	Jan. 2003	Requested

Background

Several University parking studies undertaken in recent years have identified a shortage of parking spaces on the core campus to serve faculty and staff, students and visitors.

Construction of the Gerdin Business Building in the southeast area of the central campus will further increase the parking demand in the core campus area.

Project Scope

The project would construct a one level, pre-cast concrete parking deck over the existing parking lot 50B, which is located at the southeast corner of Knoll Road and Union Drive and east of the site of the Gerdin Business Building. (See Attachment C for map.)

Program Statement

The parking deck would provide a total of 185 parking stalls (approximately 55,500 gross square feet) above the existing Lot 50B.

Parking Lot 50B would be resurfaced and would provide a total of 225 parking stalls (an increase of two stalls).

The parking deck and the resurfaced Lot 50B would provide a total of 410 spaces, an increase of 187 spaces from the existing Parking Lot 50B.

The project would also provide a water detention system adjacent to the structure and College Creek to filter surface water run-off prior to discharge into the Creek.

Schematic Design

The parking deck would be constructed of pre-cast concrete and brick with metal canopies and railings.

- The materials were selected for their durability and aesthetic quality consistent with the majority of campus buildings.

Vehicular and mobility-impaired access to the parking deck would be provided in the northern area of the structure; stairway access to the upper level would be provided near the southwest corner (see page 13 of design booklet for illustrations).

- These areas would be identified by architectural walls and metal canopies.

The existing vehicular and pedestrian access to the grade level parking area would be maintained at the north.

The height of the parking deck would allow for near "on-grade" entry at each level.

There would be no vehicular connection between two levels.

Security

The structure has been designed to provide good visibility of the area under the parking deck from the nearby roadways.

The lighting levels under the deck would be nearly double the standards for surface parking lighting; emergency power would also be provided for the lighting below the deck.

Lighting on the deck level would be provided by 25 feet high lighting poles, consistent with the campus standard.

Project Schedule

The University anticipates that construction would begin in the spring of 2003 and be substantially complete by December 2003.

Project Budget

Construction Cost	$ 2,674,230
Professional Fees	371,490
Contingency	69,280
TOTAL	$ 3,115,000
Source of Funds:	
Parking System Revenue Bonds (previously sold)	$ 2,850,000
Parking Systems	265,000
TOTAL	$ 3,115,000

General Classrooms and Auditoriums

Project Summary

	Amount	Date	Board Action
Permission to Proceed		Sept. 2002	Approved
Project Description and Total Budget	$ 14,238,500	Jan. 2003	Requested
Architectural Agreement—Pre-Design and Schematic Design Services (Baldwin White Architects, Des Moines, IA)	175,000	Jan. 2003	Requested

Background

The University currently operates and maintains a total of 233 classrooms, including 13 auditoriums; these facilities do not provide the necessary capacity, media technology, space flexibility and specialized classroom components for modern instructional programs.

In addition, the facilities suffer from accessibility and mechanical/ electrical deficiencies.

Project Scope

The improvements would provide air conditioning, improved lighting and lighting control, and classroom furniture, to create an environment that supports instructional technology.

The project would include the following:

- LeBaron Hall Auditorium and systems upgrade, which includes removal of the existing auditorium (214 seats, 2,400 net square feet) and construction of a new lecture hall (400 seats), and replacement of the heating, ventilating and air conditioning systems;

- Physics Hall Rooms 3 and 5, which includes remodeling of the two rooms (a total of 388 seats, 4,050 net square feet); and

- Remodeling and installation of media technology in various existing general classrooms.

Design Services

Expressions of interest to provide design services for the LeBaron Hall and Physics Hall components of the project were received from 16 firms.

Five firms were selected for interviews with the University Architectural Selection Committee, in accordance with Board procedures for projects of $1 million or more.

The University recommends the selection of Baldwin White Architects, Des Moines, Iowa, to provide design services for the project.

The firm was selected based on its successful performance in the design of classroom and auditorium facilities, the superior design capabilities of the project team, and the firm's understanding and enthusiasm for the project.

The agreement with Baldwin White Architects would provide pre-design and schematic design services for a fee of $175,000, including reimbursables.

Funding — Capital appropriations authorized by the 2002 General Assembly.

Project Budget

Construction Cost	$ 11,340,130
Professional Fees	2,062,300
Movable Equipment	357,000
Relocation	10,000
Contingency	469,070
TOTAL	$ 14,238,500

Laboratory and Animal Housing Security

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 793,000	Jan. 2003	Requested

Background — The federal Patriot Act of 2002 requires the University to implement security improvements to various campus laboratories.

Project Scope — This project would provide access control system improvements to various high security laboratories, and install gaseous fire suppression systems in some high risk storage facilities.

Project Budget

Construction Cost	$ 676,800
Professional Fees	110,870
Contingency	5,330
TOTAL	$ 793,000
Source of Funds:	
Building Repair Funds and/or Income from Treasurer's Temporary Investments	$ 648,000
College of Agriculture	95,000
Facilities Overhead Use Allowance	50,000
TOTAL	$ 793,000

Engineering Teaching and Research Complex—Howe Hall Wind Tunnel

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 544,000	Jan. 2003	Requested

Background

The initial planning for construction of the Engineering Teaching and Research Complex included the installation of an aerodynamic/ atmospheric boundary layer wind tunnel in Howe Hall for use by the Aerospace Engineering Department.

The Zone D addition to Howe Hall was constructed to house the wind tunnel; however, the tunnel was not installed due to funding constraints. The University reports that private funds are now available to proceed with the installation of the wind tunnel.

Project Scope

The project would renovate the existing Zone D addition to Howe Hall (approximately 3,774 net square feet) to house the wind tunnel.

The renovation work is necessary to meet the specific equipment requirements for the tunnel.

Work would include minor demolition, and structural, mechanical and electrical modifications to accommodate the tunnel.

Additional Information

This state-of-the-art wind tunnel would be one of the largest and fastest wind tunnels in the United States.

The tunnel would provide a unique gust-generating capability which represents a significant advance in engineering testing of the effects of wind on structures.

Funding

Private Giving.

Project Budget

Construction Cost	$ 437,550
Professional Fees	91,980
Contingency	14,470
TOTAL	$ 544,000

Veterinary Medicine Research Institute (VMRI) #1—Renovation of Various Rooms

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 279,810	Jan. 2003	Requested

Background

The laboratories of the Veterinary Diagnostics and Production Animal Medicine in the Veterinary Medicine Research Institute (VMRI) are in need of upgrading to provide a quality research environment.

The laboratories are not air conditioned, and the casework, which is original to the building's construction, is deteriorating.

Project Scope

This project would renovate 2,163 net square feet of space in the VMRI #1 facility for the Veterinary Diagnostics and Production Animal Medicine laboratories.

The project would include the demolition and construction of walls, flooring, ceilings, cabinetry, and mechanical, electrical and plumbing systems.

Funding

United States Department of Agriculture Grant Funds.

Project Budget

Construction Cost	$ 223,340
Professional Fees	46,740
Contingency	9,730
TOTAL	$ 279,810

College of Veterinary Medicine—Biosecurity Unit

Project Summary

	Amount		Date	Board Action
Permission to Proceed			Oct. 2001	Approved
Project Description and Total Budget	$ 3,100,000		Oct. 2001	Approved
Architectural Agreement (RDG Architects, Des Moines, IA)	313,702		Oct. 2001	Approved
Program Statement			Jan. 2002	Approved
Schematic Design			Jan. 2002	Approved
Revised Project Budget	3,337,559		Oct. 2002	Ratified
Construction Contract Award (Miron Construction Company)	2,515,500		Oct. 2002	Ratified
Revised Project Budget	3,487,559		Jan. 2003	Requested
Construction Change Order #1 (Miron Construction Company)	150,000	(est.)	Jan. 2003	Requested

Background

The 1994 and 1997 legislative sessions authorized planning and construction funds for development of the Livestock Infectious Disease Isolation Facility at Iowa State University.

The first component of the project included the construction of a Biological Safety Level 2 (BL-2) facility at the Veterinary Medical Research Institute for the study of infectious organisms and food safety; this component has been completed.

In May 1999, the Board authorized the University to enter into an agreement with the Agricultural Research Service (ARS) of the U. S. Department of Agriculture (USDA) for the construction and operation of a Livestock Infectious Disease Isolation Biosafety Level 3 (BL-3) Facility at the National Animal Disease Center (NADC) in Ames, which would have been the second component of the project.

The USDA decided that the BL-3 component was not in its best interest and the University developed the **Biosecurity Unit** component to replace the previously proposed component at the NADC.

A portion of the 1997 appropriated funds for the project were deappropriated in the 2002 legislative session; a new FY 2003 appropriation was made.

Project Scope

The **Biosecurity Unit** project would develop a Biosafety Level 2 (BL-2) diagnostic laboratory as part of the College of Veterinary Medicine Veterinary Diagnostic Laboratory (VDL), and remodel existing animal containment facilities to accommodate the growing number of patients at the small and large animal clinics.

Revised Budget

The revised budget of $3,487,559, an increase of $150,000, would upgrade the laboratory for compliance with Biosafety Level 3 (BL-3) requirements.

The BL-3 upgrade would allow the laboratory to undertake food animal biosecurity testing; the University has received funding from the USDA for the upgrade of the laboratory for this purpose.

The project would include the installation of additional airlock doors and improvements to the heating, ventilating and air conditioning, plumbing, and electrical systems.

Change Order

Change Order #1 (not to exceed $150,000) to the construction contract with Miron Construction Company would provide the construction modifications for the BL-3 upgrade.

Project Budget

	Revised Budget Oct. 2002	Revised Budget Jan. 2003
Construction Costs	$ 2,798,860	$ 2,918,860
Professional Fees	513,460	543,460
Movable Equipment	15,750	15,750
Relocation	0	0
Contingency	9,489	9,489
TOTAL	$ 3,337,559	$ 3,487,559
Source of Funds:		
Capital Appropriations	$ 3,117,559	$ 3,117,559
Veterinary Diagnostic Laboratory	220,000	295,000
USDA Grant Funds	0	75,000
TOTAL	$ 3,337,559	$ 3,487,559

Heady Hall—Elevator Modernization

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 275,000	June 2001	Approved
Engineering Agreement (Lerch Bates North America, Minneapolis, MN)	13,650	July 2001	Approved
Revised Project Budget	418,000	Jan. 2003	Ratification*
Construction Contract Award (HPC, L.L.C.)	325,000	Jan. 2003	Ratification*

* Approved by Executive Director in accordance with Board procedures.

Background

Passenger elevators #1 and #2 in Heady Hall require extensive modernization to meet current safety and code standards.

The proposed scope of work includes replacing the outdated and worn horizontal cable drive selector system (which controls the elevator's acceleration, deceleration, and leveling at the floor), installation of new elevator controls, and other associated replacements.

Revised Budget

The revised budget of $418,000, an increase of $143,000, was approved by the Executive Director to allow award of the construction contract to the low bidder.

- The engineering estimate was understated and did not reflect increased subcontractor costs resulting from a renegotiated national elevator labor contract.

The additional funds would be provided by Building Repair Funds and/or Income from Treasurer’s Temporary Investments.

Project Budget

	Initial Budget June 2001	Revised Budget Jan. 2003
Construction Costs	$ 233,900	$ 362,830
Professional Fees	34,950	46,610
Contingency	6,150	8,560
TOTAL	$ 275,000	$ 418,000
Source of Funds:		
General University Funds	$ 275,000	$ 275,000
Building Repair Funds and/or Income From Treasurer's Temporary Investments	0	143,000
TOTAL	$ 275,000	$ 418,000

College of Design—Elevator Modernization

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 350,000	March 2002	Approved
Engineering Agreement—Pre-design thru Construction Phase Design Services (Lerch Bates and Associates, Minneapolis, MN)	24,500	May 2002	Approved
Revised Project Budget	502,000	Jan. 2003	Ratification*
Construction Contract Award (HPC, L.L.C.)	375,000	Jan. 2003	Ratification*

* Approved by Executive Director in accordance with Board procedures.

Background

The two elevators in the College of Design building are approximately 24 years in age, do not conform to current codes, and require an increasing number of repairs.

The project would rebuild and replace the elevator drive systems and controls, and reconfigure the car interiors to comply with accessibility requirements.

Revised Budget

The revised budget of $502,000, an increase of $152,000, was approved by the Executive Director to allow award of the construction contract to the low bidder.

- The engineering estimate was understated and did not reflect increased subcontractor costs resulting from a renegotiated national elevator labor contract.

The additional funds would be provided by Building Repair Funds and Income from Treasurer's Temporary Investments.

Project Budget

	Initial Budget March 2002	Revised Budget Jan. 2003
Construction Costs	$ 308,680	$ 436,630
Professional Fees	37,770	55,590
Contingency	3,550	9,780
TOTAL	$ 350,000	$ 502,000
Source of Funds:		
Building Repair Funds	$ 350,000	$ 466,000
Income from Treasurer's Temporary Investments	0	36,000
TOTAL	$ 350,000	$ 502,000

2003 Institutional Roads—Union Drive/Knoll Road Intersection Reconstruction

Project Summary

	Amount	Date	Board Action
Project Description and Total Budget	$ 980,000	Sept. 2002	Approved
Engineering Agreement—Pre-Design Through Construction Phase Design Services (Kirkham Michael and Associates, Des Moines, IA)	122,833	Jan. 2003	Requested

Background

The pavement at the intersection of Knoll Road and Union Drive, near the site of the Gerdin Business Building, has deteriorated beyond repair.

Construction traffic at the site has accelerated the deterioration of the roadway.

Project Scope

The project will reconstruct and realign 600 linear feet of roadway at the intersection of Knoll Road and Union Drive.

The realignment would shift the intersection to the south and west of its existing location to address potential grade problems at the site.

The new alignment will also provide an improved campus entrance drive, consistent with the University's Campus Master Plan.

The project also includes the reconstruction of sidewalks in the area, and the replacement of street lighting and the Knoll Road culvert over College Creek.

Design Services

Expressions of interest to provide design services were received 12 firms.

Four firms were selected for interviews with a University committee.

The University recommends the selection of Kirkham Michael and Associates, Des Moines, Iowa, to provide design services for the project.

- The firm was selected based on its successful record on other University roadway and parking lot projects, its superior design and project management capabilities, and its knowledge and enthusiasm for the project.

The agreement with Kirkham Michael and Associates would provide full design services for a fee of $122,833, including reimbursables.

Included in the University's capital register for Board ratification are five project budgets under

$250,000, one engineering amendment approved by the University, three construction contracts awarded by the Executive Director, the acceptance of five completed construction contracts, and two final reports. These items are listed in the register prepared by the University and are included in the Regent Exhibit Book.

Sheila Doyle

Approved: Gregory S. Nichols

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